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[redacted]

15 October 2025

F.A.O Angela Leckie
Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Angela

Circle Square Plot 12 – Application for Discharge of Condition 4 of Planning Permission Ref: 134288/FO/2022

Please find enclosed a condition discharge application in relation to No.3 Circle Square (Plot 12), Planning Permission Ref: 134288/FO/2022. The application is submitted by Bruntwood Circle Square 12 Limited (the "Applicant").

This application is submitted to discharge condition 4(Remediation) attached to Planning Permission 134288/FO/2022.

Planning Permission Reference 134288/FO/2022 approved the following description of development:

"Erection of 15 storey building comprising office space (Use Class E(g)(i)) and ancillary flexible commercial uses (Use Class E), rooftop terrace, highway works, landscaping, and other associated works."

The Planning Permission Ref: 134288/FO/2022 was subject to 3no. Non-Material Amendment Applications, as follows:

- Ref: 136085/NMC/2023 (approved on 21 February 2023) to amend Condition 10 (Drainage); and,
- Ref: 141022/NMC/2024 (approved on 10 October 2024) to amend Conditions 2 (Approved Drawings), 6 (Landscape and Highways), 8 (Roof Terrace Opening Hours), 32 (F&B Management), 33 (Doors), 34 (Cycle Parking), and 40 (Ground Floor Uses).
- Ref: 142846/NMC/2025 (approved on 29 May 2025) to amend Conditions 4b (Remediation Verification) and 42 (Air Source Heat Pump).

Conditions Discharge

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This section sets out the relevant condition wording and the documents that are submitted in support of the application for discharge of condition 4.

Table 1 below confirms the condition and supporting information submitted with this Application.

Table 1: Condition, Partial or Full Discharge, and Submitted Information

Condition Wording		Partial or Full Discharge	Supporting Information
4	**Remediation** ***(a)*** *Notwithstanding the Phase 1 Preliminary Risk Assessment, Circle Square Building No.3, Curtins, Reference: 080355-CUR-00-XX-DR-GE-001, 1 July 2022 prior to the commencement of the development the following information should be submitted for approval in writing by the City Council, as Local Planning Authority:* *(i) Submission of Site Investigation Proposals* *(ii) Submission of a Site Investigation and Risk Assessment Report* *(iii) Submission of a Remediation Strategy* *In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence in the identified areas until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.* *The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.*	Full Discharge – part (c) only. Part (a) was discharged under Ref: CDN/23/0041 Part (b) is compliance only	Remediation Verification Report (Ref: CS3-CUR-03-XX-RP-G-0004-C01) prepared by Curtins

Condition Wording		Partial or Full Discharge	Supporting Information
	(b) *When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy.* *In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.* ***(c) Within 2 months of practical completion of the public realm element of the development hereby approved (practical completion as defined within Covering Letter prepared by Deloitte, dated 1 May 2025, stamped as received on 1 May 2025) a Remediation Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority prior to first use of the building.***		

Summary

In addition to the documents listed above and this Covering Letter, the application also comprises the application form.

The application has been submitted through the Planning Portal and the reference number for this application is PP-14379106.

A fee has been paid to Manchester City Council for £298, in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee. We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the discharge of Condition 4 as outlined above. If you require any further details, please do not hesitate to contact my colleagues [redacted] and [redacted] / [redacted].

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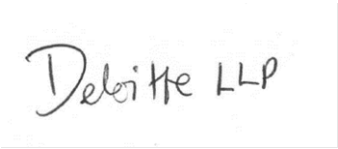
Yours sincerely



For Deloitte LLP

Encl.